



**MINUTES OF THE
LAFAYETTE REDEVELOPMENT COMMISSION**

January 27, 2022

11:00 am

Council Chambers, City Hall

Attendance

Commissioners: Frank Donaldson, James Foster, Shelly Henriott, Jos Holman, Jim Terry

Ex-Officio Members: Dave Moulton

Absent: Josh Loggins

Staff: Dennis Carson, Economic Development Director; Jacque Chosnek, City Attorney; John Collier, Economic Development Assistant Director; Jenna Karle, Deputy Controller; Jeremy Diehl, Controller; Jeromy Grenard, City Engineer; Dave Griffie, Asst. Director of Public Works; David Huhnke, Communications & Marketing Director; Cindy Murray, City Clerk; Mayor Roswarski

Guests: Brian Pohlar, HWC; Chris Weinkauff, Rieth-Riley Construction; Justin Sorber, Keystone Architecture; Colin Sullivan, BF&S; Eric Lucas, MKSK; Jennifer Leshney, Christopher Burke; Brian Merrion and Sophie Butz, Buxton (via phone); Brad Gentry, IWM (via phone); Dave Bangert, Independent Journalist; Samantha Thieke, WLF

Welcome and Call to Order

Jos Holman welcomed everyone to the Redevelopment Commission meeting, noted that a quorum was present and opened the meeting of the Lafayette Redevelopment Commission at 11:00am.

Election of Officers

Jim Terry made a motion that the following slate of officers be elected for 2022:

President: Jos Holman

Vice President: James Foster

Secretary: Shelly Henriott

Shelly Henriott seconded and the motion passed unanimously.

Minutes

Jim Terry moved to approve the minutes of the December 16, 2021 meeting. James Foster seconded and the motion passed.

Public Hearing:

Jim Terry made a motion to suspend the Redevelopment Commission meeting and open the public hearings to discuss Resolution No. LRC 2022-02. Shelly Henriott seconded and the motion passed unanimously by roll call vote.

Resolution LRC 2022-01 2022 Budget Resolution: A Resolution Appropriating Money for the Lafayette Redevelopment Commission for the Fiscal Year Beginning January 1, 2022 and Ending December 31, 2022, Including the Outstanding Claims and Obligations and Fixing a Time When the Same Shall Take Effect

After receiving no public comment, Jim Terry made a motion to close the public hearings and reopen the Redevelopment Commission meeting. James Foster seconded and the motion passed unanimously by roll call vote.

New Business

Resolution LRC 2022-01 2022 Budget Resolution: *A Resolution Appropriating Money for the Lafayette Redevelopment Commission for the Fiscal Year Beginning January 1, 2022 and Ending December 31, 2022, Including the Outstanding Claims and Obligations and Fixing a Time When the Same Shall Take Effect-* Following discussion, James Foster moved to approve the resolution. Shelly Henriott seconded. The motion passed unanimously.

Bid Opening: *Main Street Streetscape Phase IV* – The following three bids were received, opened and read aloud for the Main Street Streetscape Project Phase IV 2022: Milestone Contractors, LP in the amount of \$1,274,400.00; Morphey Construction, Inc. in the amount of \$1,458,000.00 and Reith-Riley in the amount of \$1,485,674.70. Jim Terry moved to take the bids under advisement. Shelly Henriott seconded. The motion passed unanimously.

Buxton: *Economic Development Package-public sector technology package comes standard with SCOUT, Match, and Mobilytics* – As described via phone by Brian Merrion and Sophie Butz of Buxton, this is a software data analytics platform for the purposes of business and retail development. The program called “SCOUT” can provide consumer, market and demographic data in order to determine gaps and needs of products and services as well as help understand which of these types can be viable and supported for recruitment in our market. It will be a valuable tool and resource that can be used to help support downtown businesses and develop technical assistance support programs with partners such as Greater Lafayette Commerce. West Lafayette is also adopting this platform and together we negotiated a lower rate reducing the cost by about 33%. Total cost for the software is \$23,700. Jim Terry moved to approve. James Foster seconded. The motion passed unanimously.

IWM Consulting Group: *Phase II Environmental Site Assessment Proposal-Streets and Sanitation Property* - As we develop the Public Works Campus off of Mc Carty Lane, we need to create a plan for the reuse of the current Streets and Sanitation site on 3rd Street downtown. Brad Gentry of IWM gave an overview via phone of the Phase I Environmental Assessment and explained the need for the Phase II assessment which will include testing for potential underground contaminants, asbestos and lead paint. The contract is not to exceed \$18,350. Shelly Henriott moved to approve. James Foster seconded. The motion passed unanimously.

Christopher B. Burke Engineering, LLC: *Upper Elliott Ditch Phase 1 Design-Professional Services Proposal* - Jennifer Leshney of Burke Engineering provided details of the project. The City is partnering with Tippecanoe County and private developer TM Crowley to develop the former Steele Family Farm just south of SIA off of SR 38. The 300-acre tract offers tremendous opportunity for industrial expansion to attract new businesses, investment and jobs. This contract is for Phase I Design Professional Services to include data collection, survey, site visits, geotechnical and construction design for future storm water conveyance, water and sewer facilities, and other services to complete the infrastructure development of the site. The contract amount is not to exceed \$160,000. The City will be the holder of the contract but will be splitting the costs with Tippecanoe County. Jim Terry moved to approve. Shelly Henriott seconded. The motion passed unanimously.

HWC Engineering: *Main Street Streetscape Phase IV-Construction Inspection* – Brian Pohlar of HWC gave an overview of this contract for construction inspection services, supervision and oversight for the Main Street Streetscape Phase IV project. The contract amount is not to exceed \$178,646. Jim Terry moved to approve. James Foster seconded. The motion passed unanimously.

Keystone Architecture: *Lafayette Public Works Campus – Professional Design Services Proposal* – Mayor Roswarski gave an overview of the Public Works Campus project. The campus will be off of McCarty Lane across from CAT Park where the new salt barn is located. As part of this project, Justin Sorber of Keystone Architecture explained that architectural services are needed to define the individual needs and scope of the project to serve each department - Streets and Sanction, Fleet Maintenance, Transportation Improvement Department and Parks Maintenance. The

contract is for \$200,000 and will define the scope of the project so that a guaranteed maximum price can be established with the chosen development team under the Build Operate Transfer (BOT) process. Shelly Henriott moved to approve. James Foster seconded. The motion passed unanimously.

MKSK Studios: Lincoln Neighborhood Community Enhancement Plan – This will be the third plan MKSK has developed for the City. The others include with the Wabash Avenue and most recently Jefferson Neighborhood Plans. The Mayor was pleased to announce that the City has had tremendous success with these plans and the processes for resident-driven engagement. Eric Lucas and Aaron Kowalski of MKSK are excited to work with the Lincoln Neighborhood, its residents and stakeholders including the Hartford Hub and Franciscan Health among others. The contract amount is not to exceed \$65,000 plus \$1,500 in reimbursable expenses. Shelly Henriott moved to approve. James Foster seconded. The motion passed unanimously.

Director’s Report

The Public Safety Building is making progress every day. The furniture and equipment phase is coming soon. Final selections for high density lockers and equipment are being made. The City will be applying for external 911 funding. Exterior walls, roofing and stairs, along with mechanical and plumbing fixtures are being installed. The project as a whole is ahead of schedule.

The final evaluation for the Lafayette Theater from Keystone Architecture is expected shortly. The Mayor thanked the facilities staff for all of their hard work: a new roof, HVAC installation, painting and repairs to make the theater safe for use. A larger renovation will be decided upon at a later date.

Claims

Jim Terry moved to approve the January 2022 claims in the amount of Six Million, Two Hundred Fifty-Seven Thousand, Seven Hundred Eighty Dollars and Sixty-Nine Cents (\$6,257,780.69). James Foster seconded and the motion passed unanimously.

Public Comment-none

Adjournment

Jim Terry moved to adjourn the meeting. Shelly Henriott seconded and the motion passed unanimously. The meeting of the Lafayette Redevelopment Commission was adjourned at 11:50am.

Respectfully submitted
Michelle Conwell, Recording Secretary

Approved,

Shelly Henriott, Secretary
Lafayette Redevelopment Commission